

AGENDA ITEM: Ij**SITE NAME:** William Henry Lighthouse House**HPO File no. 091110****SITE LOCATION:** 2018 Kane Street – Old Sixth Ward Protected Historic District**Owner:** Jason and Dandi Johnson**Applicant:** Joe Meppelink, Framework Design

Time Frame	Date Accepted	90 Day Waiver
	November-02-2009	N/A

SITE INFORMATION:

Lot 1 and Tract 2B, Block 417, W. R. Baker Addition, NSBB, City of Houston, Harris County, Texas. The site includes a historic two-story, brick house and a one-story, detached brick garage.

TYPE OF APPROVAL REQUESTED:

At the February 21, 2008 HAHC meeting the applicant was approved a certificate of appropriateness for the restoration/reconstruction of the original covered porch landing located at the rear of the house. The approved project was not commenced and the certificates of appropriateness expired on February 21, 2009. The applicant seeks approval of a certificate of appropriateness for the following work:

- At the rear of the main house reconstruct the original missing hipped roof overhang over the rear entry door consisting of an asphalt shingle, hipped roof with cornice trim to match existing at front porch; Hipped roof will be supported by two 4 X 4 inch bevel metal columns; Center the rear porch and re-build masonry on existing door; Re-use red sandstone steps, cleaned and re-furbished; Re-use cast iron treads, cleaned and re-furbished;

HISTORY AND SIGNIFICANCE:

The property is located within the boundary of the Old Sixth Ward Protected Historic District which was created when the Historic Preservation Ordinance was amended by City Council on August 1, 2007. The property is also located within the Old Sixth Ward Historic District listed in the National Register of Historic Places on January 23, 1978. Said property contains a two-story, brick veneer dwelling, constructed in 1906, and a one-story, brick veneer garage constructed circa 1915. The home and garage were classified as contributing on the historic district survey.

William Henry Lighthouse was a brick manufacturer who built the home at 2018 Kane in 1906 in the Colonial Revival style. At the time of its construction it was the most elaborate and pretentious one in the neighborhood of predominantly small working man, cottages and eventually came to be known as the "Queen of the Sabine." The combination of tan brick and red mortar is a detail visible on other Houston buildings of the 1910 period. A former owner of the home, Mark Copeland, was told by Lighthouse's daughter, Viola Lighthouse Holm, who also lived in the house for many years, that the same architect for Sacred Heart Cathedral (Olle Lorehn 1912) designed the home. Lorehn was a Swedish-born architect who came to Houston where he designed many Houston fire stations, commercial, and institutional buildings, as well as Sacred Heart Cathedral. The Lighthouse home certainly features elements incorporated by Lorehn in his other designs, and it is very likely that Lorehn had business associations with Mr. Lighthouse, who owned a brick manufacturing company. Mr. Lighthouse also constructed a garage circa 1915 at the rear of his property, and the building was used to house his prized Packard automobiles. Lighthouse also remodeled his previous home at 2016 Kane, which was next door, when he wrapped the wood frame cottage also in brick from his company. (Research provided by Chuck Stava, Historic Conservation Officer, Old Sixth Ward).

CERTIFICATE OF APPROPRIATENESS

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Originally part of the Fourth Ward until 1876, the Old Sixth Ward Historic District today has one of the largest concentrations of Victorian-era buildings in Houston. The area maintains the feeling of a modest, self-contained neighborhood with its predominantly small 19th-century, one-story cottages, two-story Victorian-era homes, and some early 20th-century bungalow style buildings. The neighborhood also contains fire stations, churches, corner stores, and a school.

APPROVAL CRITERIA FOR ALTERATION:**Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.**

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in an historic district, or (III) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☒ ☐ ☐ (1) The proposed activity must retain and preserve the historical character of the property
- ☒ ☐ ☐ (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- ☒ ☐ ☐ (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- ☒ ☐ ☐ (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- ☒ ☐ ☐ (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- ☒ ☐ ☐ (6) New materials to be used for any exterior feature must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
- ☒ ☐ ☐ (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- ☒ ☐ ☐ (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- ☒ ☐ ☐ (9) The proposed design for alterations or construction must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- ☐ ☐ ☒ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); and
- ☐ ☐ ☒ (11) The proposed activity will comply with any applicable deed restrictions.

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STAFF RECOMMENDATION: Approval of the certificate of appropriateness as requested by the applicant.

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Site Location Map
Not to scale



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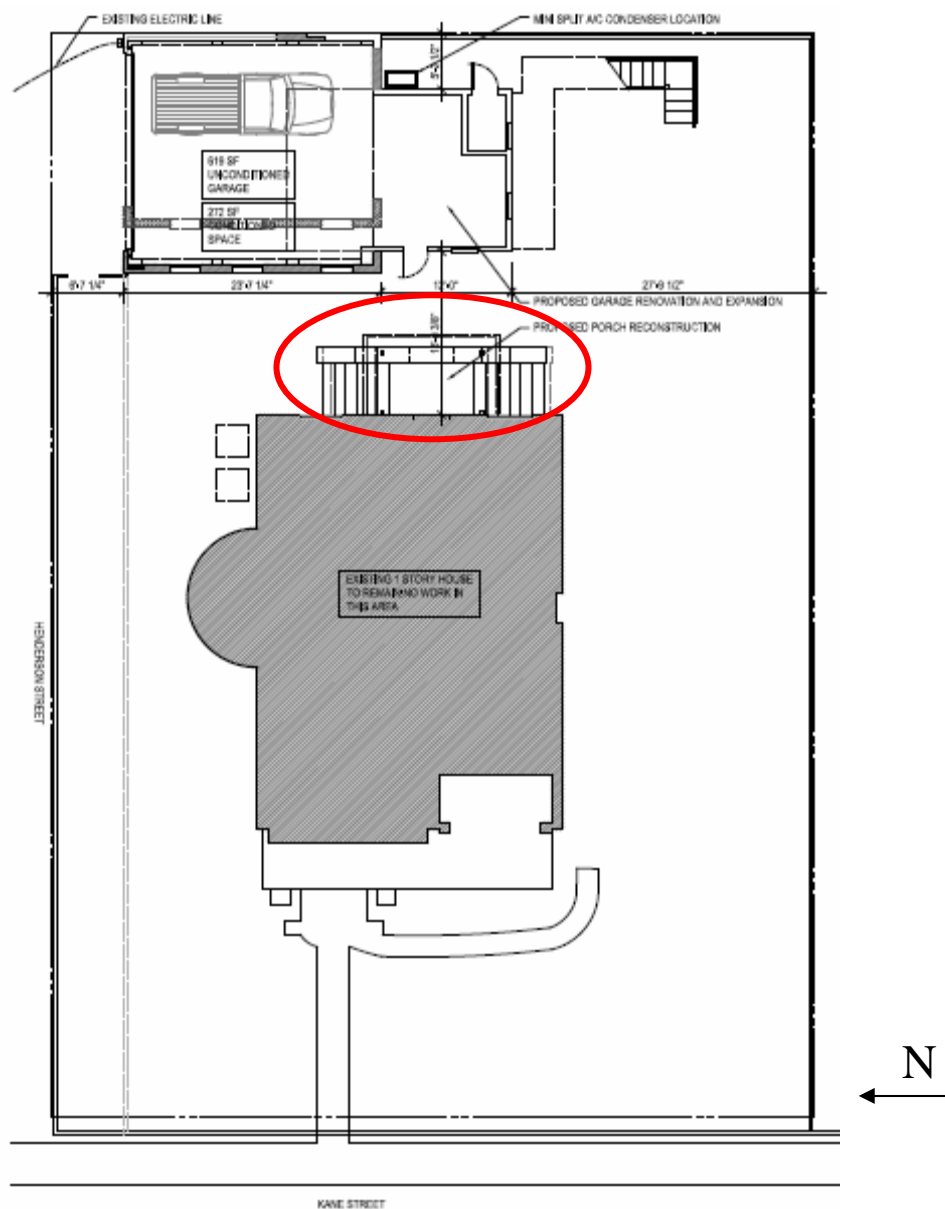
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**Site Plan
Not to Scale**



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**North (rear) Elevation
Current photographs of rear porch
Not to scale**



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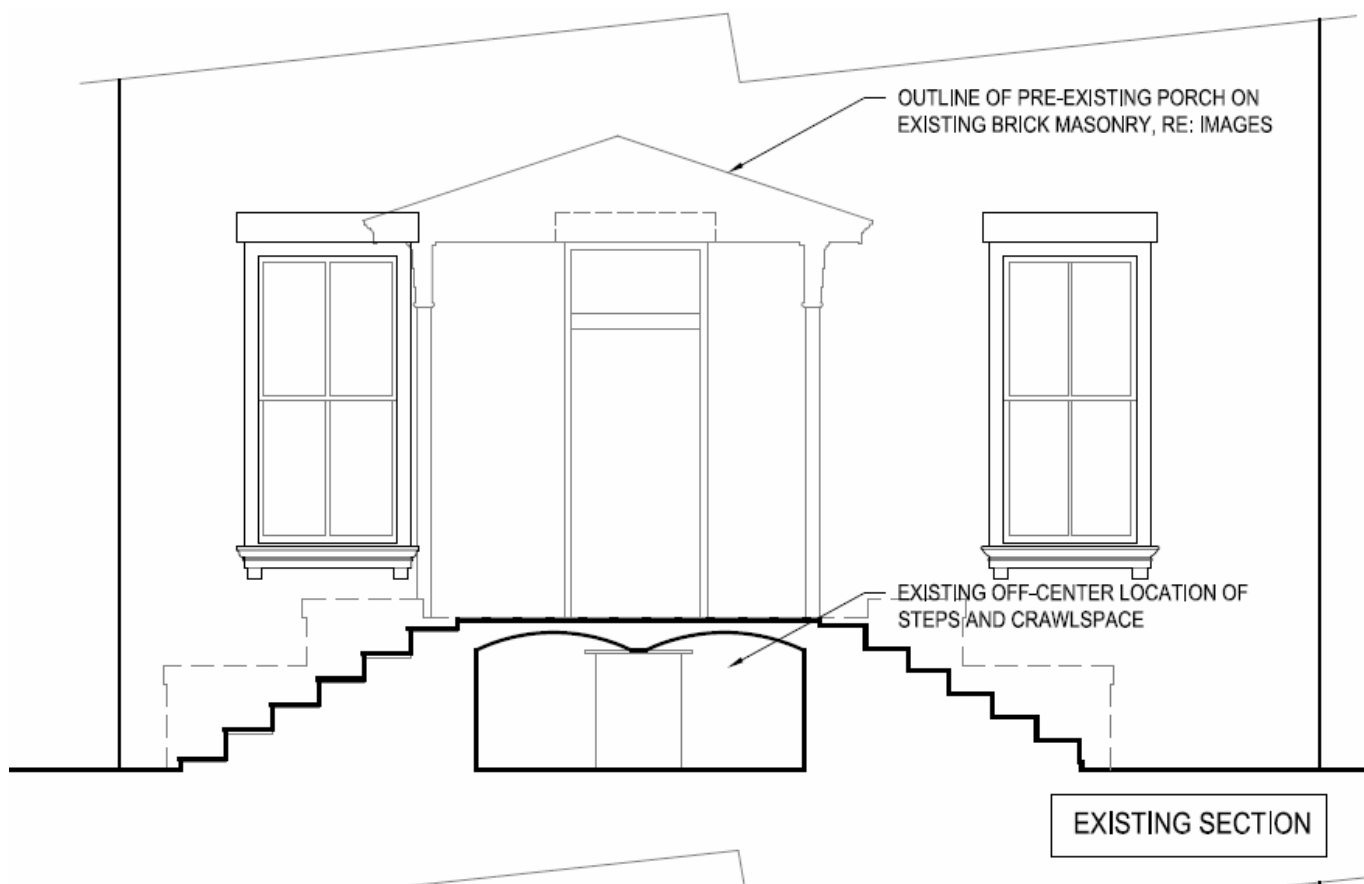
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**North (rear) Elevation
Existing section of rear porch
Not to scale**



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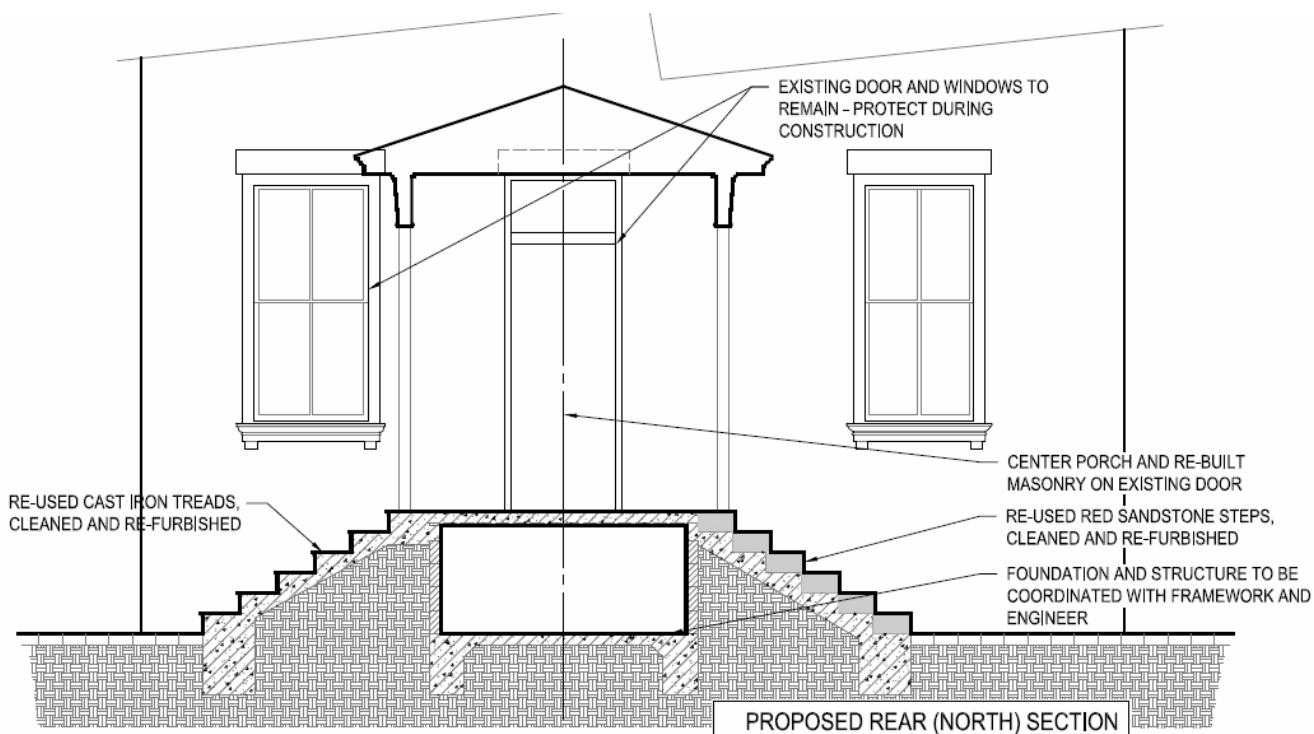
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North (rear) Elevation Proposed section of rear porch Not to scale



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